

**COMMONWEALTH OF MASSACHUSETTS
TOWN OF GRAFTON
ANNUAL TOWN ELECTION WARRANT
MAY 9, 2016**

ARTICLE 48. LOT PERIMETER AMENDMENTS

To see if the Town will vote to amend the Zoning By-Laws by adding the following:

1. ZBL Section 3.3.3.4 Lot Perimeter, Amend as follows (underline for insert):

3.3.3.4 Not less than ten (10) feet from the property line around the perimeter of the property, or the minimum setback, whichever is less, must be stabilized with vegetation, landscaping, or plant materials excepting only cuts through the stabilized border for walkways and entrances and exits, Of as permitted through the issuance of a special permit for a common driveway pursuant to Section 5.9-, as permitted through the issuance of a flexible development special permit pursuant to Section 5.3, or as required to provide access to public facilities for water, sewer, stormwater or recreation purposes.

Submitted by: Planning Board



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PLANNING BOARD

PLANNING BOARD REPORT FOR ANNUAL TOWN MEETING

Article 48: ZBL-2016-9 Amendment to Lot Perimeter

At its meeting on April 28, 2016 the Grafton Planning Board conducted a public hearing to consider the proposed amendment to Section 3.3.3.4 Lot Perimeter. Board members present were Chairman Sargon Hanna, Vice Chairman Michael Scully, Clerk Robert Hassinger, and Members David Robbins and Linda Hassinger. No public comment on the article was received.

Section 3.3.3.4 requires a 10-foot vegetated border around the perimeter of a lot, crossed only by walkways and driveways. The Planning Board has recognized that this provision can cause difficulty in locating infrastructure such as pump stations or access roads for stormwater basins that are often located along property lines in order to minimize impact to developable lots. The Article proposes an exception from this requirement with the issuance of a special permit as part of a flexible development or as required to provide access to public facilities for water, sewer, stormwater or recreation purposes. The Board believes that this amendment will provide greater flexibility for the Board in laying out future subdivision developments.

Based on the Board's deliberations on the merits of the proposed amendment, the Planning Board voted unanimously **TO RECOMMEND ACCEPTANCE** of the this article.